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DeKalb County Government  
Sycamore, Illinois

**Ad Hoc Jail Solution Committee Minutes  
March 17, 2015**

The DeKalb County Economic Development Committee met on Tuesday, March 17, 2015 @ 7:00p.m. in the Administration Building's Conference Room East. Chairman Jones called the meeting to order. Members present were Marjorie Askins, Kevin Bunge, Dan Cribben, John Frieders, Frank O'Barski, Riley Oncken, Stephen Reid, Paul Stoddard, Lt. Joyce Klein, Sheriff Roger Scott and Anita Turner. Others present were Mr. Gary Hanson, Dennis Kimme, Mr. Mark Pietrowski, and Mr. Pete Stefan.

**APPROVAL OF THE MINUTES**

It was moved by Mr. Oncken, seconded by Mr. O'Barski, and it was carried unanimously to approve the minutes from February 17, 2015.

**APPROVAL OF THE AGENDA**

It was moved by Mr. Frieders, seconded by Mr. O'Barski, and it was carried unanimously to approve the agenda as presented.

**REVIEW OF 2012 JAIL DESIGN – MR. DENNIS KIMME**

Chairman Jones introduced Mr. Dennis Kimme to the committee. Mr. Kimme presented a Power Point presentation to the committee summarizing the 2011 Jail Expansion Report and the Schematic Design Report of 2012. He said that the County Jail now is 35 years old. He said that the County's projected bed need through 2030 is 330 beds. On page 3 of his presentation it shows the length of stay in the Jail and why it drives the growth in the Jail. Page 7 shows the violent felony charges, which the numbers have been growing in the Jail between 2005 to 2011. Page 10 of the Power Point presentation shows the increase in the male population that happened in 2011. The numbers rose from 74 males in 2005 to 131 in 2011. As far as population per race, the black population in the same time frame (2005 to 2011) doubled in population and the Hispanic population has tripled in the same time frame.

Lt. Joyce Klein said that in 2014 the numbers reflect 1 in 5 inmates were female bookings for violent crimes.

Mr. Kimme said that he has heard that the female bookings have increased across the country for violent crimes. He said that what he has heard is that this is coming from the drug crime and how they have forced their girlfriends into prostitution.

On page 12 the presentation shows the bed capacity projections from 2000 - 2011. The bed capacity accounts for peak populations and classification – separation needs. In 2020 the bed need will be for 231

beds based projected 192 Average Daily Population (ADP). In 2030 the bed need will be for 329 beds based upon the projected 274 ADP.

Lt. Joyce Klein stated that the classification in the Jail needs to abide by the state standard.

They are not predictions, we are taking historic trends to arrive at these numbers, said Mr. Kimme.

Site objectives are found on page 13. Mr. Kimme said that we want to remain in the downtown area. We want to accommodate the 1<sup>st</sup> phase needs (about 200 beds total) and allow expansion to year 2030 bed needs. We want to attach the new Jail to the existing Public Safety Building (PSB) to re-use existing beds. We want to allow for expansion of the new jail housing so that the Sheriff's operation can someday expand into the existing jail. We want to develop the Jail expansion in context of a county campus master plan. We want to complement scale and nature of downtown setting. And, we want to respect the courthouse as the premier campus facility and downtown icon; and respect the scale of the historic library.

Mr. Kimme said that the space needs of the other Public Safety Building occupants for 2030 would be: 8,000 square feet for the Sheriff's Department, 520 square feet for the Coroner's Department, 670 square feet for the Facilities Maintenance Department, for a total of 9,080 square feet.

On page two of the drawings it shows a manager run laundry area and food service on the 1<sup>st</sup> floor. The second floor shows a skywalk where you could enter the 2 housing pods. Some of these day rooms are two-story high because the pods can be 2-story. There will be housing for suicide-risk inmates, mental health inmates and inmates with disciplinary problems.

Mr. Freiders said that the county board had heard of some talk of having to move some utilities.

Mr. Kimme said yes, we will have to move some sewer lines on Locust Street and that through a cooperative agreement with the City of Sycamore they will be paying for an increment of that. Exchange Street will also open up again to allow throughway traffic.

In September 2012 Mr. Kimme said the total amount of costs for the construction of a new Jail was \$27 million. There was a \$5 million gap between what the County could afford and what we wanted to finish all of the Jail off. On page 22 of his presentation, it states that the Cost of the Design is \$31.8 million dollars. This would include finishing all of the building.

On page 25 of his presentation it discusses the occupancy numbers. Under Alternate #3 the occupancy number is 179; under Alternate #4 it will be 203; and in Alternate #5 it will be 221. The cost for alternates #3, #4 and #5 is about \$4 million.

## **SURVEY POLLING INFORMATION REPORT – MR. GARY HANSON**

Mr. Hanson said that the State's Attorney's Office said that we can use public funds to do a neutral survey. Mr. Hanson has tried to contact a company regarding this and they have not returned his phone call yet. The committee will have to revisit this issue at a later date.

## **JAIL POPULATION – LAW AND JUSTICE COMMITTEE**

The committee discussed the new pre-trial reports that they have been receiving at the Law and Justice Committee. The committee discussed how the program works. They get the inmates and interview the ones that are in the violent population and see what the county can do to not have to house the non-violent offenders. This will give the County more space in the Jail. The other thing that the Pre-Trial Program presentation mentioned was that the longer that you keep someone in Jail the more they can become repeat offenders.

Mr. Frieders said that this program may help keeping numbers out of the Jail, but it will not be the answer to all of the problems that we have. It will help though, he said.

## **REPORT ON POSSIBILITY OF INCREASING BAIL BOND PERCENTAGES – PETE STEFAN**

Mr. Pete Stefan, Director of the Finance Department, said that the legislation for increasing the bail bond percentages could not be done. As a county board we cannot change it.

## **REVIEW FINANCING OPTIONS**

Mr. Gary Hanson, DeKalb County Administrator, gave a Power Point presentation (attached to these minutes) to the committee. He said that he begins the presentation with 2012 figures. He said that the bond market is very favorable right now, construction costs are increasing with inflation, the referendum is not required, we can still make the 2016 construction season and this will stimulate DeKalb County's economy, not the economy of other counties.

He said that the project currently will cost \$32 million. This project will include the 83 beds from the current Jail (down from 89 beds), 80 beds constructed for a total amount of 163 beds. He said that 133 beds filled and funded at opening of the new Jail and 56 future beds would be included in the constructed shell space.

Mr. Hanson explained the financing plan for the \$32 million. He said that we would get the money from the minimum guaranteed landfill (years 2016 – 2045), the County Farm Sales Tax (years 2029 – 2033) and from Internal borrowing (as needed). He said that the 2015 Operating Costs projection will be \$396,500 of new money needed which equals 133 beds. To reach 163 beds we will need new money equaling \$602,100.

Mr. Hanson said that he is confident that the landfill money will come in at the \$400,000. We will use the interest on internal borrowing of \$60,000 and a safety net amount of \$140,000 for a total of \$600,000 of using landfill revenue minimum to maximum.

He said that the money is there now and we need to get moving on this project now.

Mr. Hanson said, that if we go ahead and start the drawings in April the next step that we would need to take is pass the resolution for the Bonding Authority. It will probably be a little higher than \$32 million. This is a backdoor to a referendum. The public can say take it to a referendum. You just need 7 ½ % of registered voters.

He continued by stating that to accept reasonable risk, page 9 of his presentation, we will have to commit immediately to architect drawings. We will have to assemble a bond team and prepare documents. We will need to sell bonds in the Fall of 2015. We will have to scale the amount of finished space reviewed in late 2016.

As far as the airline fuel sales tax, Mr. Hanson said, we just should not include it.

The timeline for the Jail expansion will start in April 2015 with the construction drawings, October 2015 we will have to do the Bond Sale, in January 2015 we will award the construction contracts, in May of 2015 the construction will start, and then in July 2018 we will open the expanded Jail.

Mr. Stoddard said that he is concerned about financing the Jail not only with landfill money for 30 years, but taking the revenue from the county farm is committing money from 25 years from now for a jail that is projected to be good for another 15 years.

Mr. Hanson said correct, that was a huge problem for him even to go past the 25 years on the bonding issue, the point is we have no options. You are building the shell space to allow that happen.

What this proposal does is get rid of the Airline Fuel Sales Tax money, just forget it, said Mr. Hanson. If that happens we will have to deal with the operating fund, it will not be fun to do. If you do not want to do this then we need to stop talking about the jail, and move on.

Mr. Hanson said that we looked at last year which was 29 million, then you have inflation, the \$32 million includes those numbers of office space and a partial basement and LED lighting.

Mr. Oncken said that he would like to see the full jail built, that is, the mega jail as people have referred to it. He would like to get to that as soon as possible. Are we looking at alternative revenue sources to get to this?

Mr. Hanson said that one option is a federal contract.

Mr. Oncken said that if you take the current rate of \$60 a day times 50 inmates that we are housing and by the time that we build the jail we will be at a capacity rate of 163 beds or so, for 365 days a year that is

over \$1.1 million a year in revenue with only \$730,000 to operate it. That's \$400,000 that we are adding to our general fund a year.

I agree with your numbers, said Mr. Hanson.

Chairman Jones said that it could be dangerous to over build to rent, just look at Kane County right now and what is happening there.

Mr. Hanson restated the timeline again for the committee from his presentation. He said that the construction drawings would begin in April 2015, and the Bond Sale would be in October 2015. The County would award the construction contracts in January 2016 with the construction of the expanded Jail to start in May 2016. The opening of the Expanded Jail would be in July 2018.

The committee discussed about whether the Public Building Commission (PBC) should be an option to oversee this project.

Mr. Hanson said that the advantage is that there are 5 people and a lot easier to bring these people together. During construction these people could meet monthly or even more if needed. They have people on the commission that are familiar with electrical, construction, plumbing, etc. We would need to get them together around early Fall of 2015 and it would be nice to have them look at the plumbing and electrical plans.

Lt. Klein reminded the committee that there would be a transition team needed that includes jail staff in their discussion too.

Chairman Jones asked Mr. Hanson if he felt that the PBC would be capable to handle this project.

Mr. Hanson said yes he did. The county board could put certain controls and parameters on things so that you are not giving them blanket authority. Mr. Scheffers would be involved throughout the process, he said.

Mr. Frieders said that if we accept the premises about the Airline Fuel, how confident are you about the budget for operating this in relation to the whole county operating budget.

Mr. Hanson said that everyone will feel the pain. He feels it is a workable operating budget, but the message is – it will be painful.

Mr. Oncken said that is what Finance is going to have to look at.

After a brief discussion it was the consensus of the committee to get the drawings started now. They also said that the funds are already approved through the previous county board.

## **NEXT MEETING DATE**

Chairman Jones asked the committee what should be on the agenda for next month's meeting. They agreed to have public education on the agenda which was suggested by Marjorie Askins, to have Christine Johnson there for marketing the Jail project; more discussion on financing and comparative risks suggested by Steve Reid, like what if we don't build the jail; finances and numbers on building-out the jail (the east pod) suggested by Paul Stoddard; and housing federal prisoners and a federal contract. Where are they housed at now, that is, federal prisoners? The current northern Illinois Jail population numbers is another suggestion - where are the county jails with regards to their capacity numbers.

The committee agreed on their next meeting date as Tuesday, April 14, 2015 @ 7:00p.m.

## **ADJOURNMENT**

It was moved by Mr. Stoddard, seconded by Mrs. Turner, and it was carried unanimously to adjourn the meeting.

Respectfully submitted,

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Tracy Jones, Chairman

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Mary C. Supple, Secretary

#### **NEXT MEETING DATE**

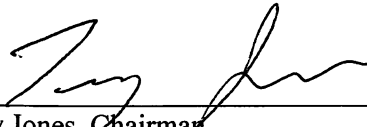
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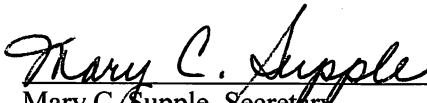
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